

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, May 21, 2004 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

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NEW CASES

- V-04-33** Application of **Monte Hewett** for a variance from the zoning regulations to reduce the side yard setbacks from the required 10 feet to 5 feet, for installation of a swimming pool. Property is located at **340 IVY KNOLL, N.E.**, and fronts 123.68 feet on the southwest side of Ivy Knoll, beginning 665.9 feet from the northeast corner of Ivy Knoll and Ivy Road. Zoned R-3 (Single-Family Residential) District. Land Lot 63 of the 17th District, Fulton County, Georgia.
Owner: Monte Hewett
Council District 7, NPU-B
- V-04-66** Application of **Charles Fiore** for variances from the zoning regulations to 1) reduce the half-depth front yard setback from 17 ½ feet to 15 feet and 2) reduce the front yard setback from the required 35 feet to 21 feet for a second story addition to a single-family, detached house, and for 3) a special exception from the zoning regulations for a 6 foot high wall in the half-depth front yard setback where walls are otherwise prohibited. Property is located at **1500 LANIER PLACE, N.E.**, and fronts 49 feet on the west side of Lanier Place, beginning at the southwest corner of Lanier Place and Cumberland Road. Zoned R-4 (Single-Family Residential) District. Land Lot 2 of the 17th District, Fulton County, Georgia.
Owner: Charles Fiore
Council District 6, NPU-F
- V-04-67** Application of **Jim Baugher** for a variance to reduce the front yard setback from 35 feet to 15 feet to allow for the expansion of an existing front terrace on a single-family, detached house. Property is located at **911 HIGHLAND TERRACE, N.E.**, and fronts 53 feet on the south side of Highland Terrace, beginning 690 feet from the southwest corner of Highland Terrace and N. Highland Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 1 of the 17th District, Fulton County, Georgia.
Owner: Matthew Goodwin
Council District 6, NPU-F
- V-04-83** Application of **Wood Partners, LLC** for a variance from the zoning regulations to reduce the distance of a freestanding sign from the property line from the required 30 feet to 0 feet. Property is located at **2640 MARTIN LUTHER KING, JR. BOULEVARD, S.W.**, and fronts 30.5 feet on the south side of Martin Luther King, Jr. Drive (and extends through to a 984.3 foot frontage on Peyton Place), beginning 456.3 feet east of the southeast corner of Martin Luther King, Jr. and Peyton Place. Zoned RG-3 (Residential General-Sector 3) District. Land Lot 205 of the 14th District, Fulton County, Georgia.
Owner: Alta Pointe Apartments, L.P.
Council District 10, NPU-I

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- V-04-84** Application of **Carolyn Gardiner** for a variance from the zoning regulations to reduce the east side yard setback from the required 7 feet to 0 feet to allow for the construction of a detached garage. Property is located at **757 SHERWOOD ROAD, N.E.**, and fronts 65 feet on the south side of Sherwood Road, beginning 135 feet from the southeast corner of Sherwood Road and Bridle Road. Zoned R-4 (Single-Family Residential) District. Land Lot 51 of the 17th District, Fulton County, Georgia.
Owner: Carolyn Gardner
Council District 6, NPU-F
- V-04-85** Appeal of **Barry Hickman** of a decision of an Administrative Official (i.e., a staff person) of the Bureau of Buildings regarding a rooming house. Property is located at **815 PIEDMONT AVENUE, N.E.**, and fronts 60 feet on the east side of Piedmont Avenue, beginning 60 feet south of the southeast corner of Piedmont Avenue and 6th Street. Zoned SPI-17 (Midtown Special Public Interest District). Land Lot 49 of the 14th District, Fulton County, Georgia.
Owner: Barry Hickman
Council District 6, NPU-E
- V-04-87** Application of **Jonathan Cohen** for a variance from the zoning regulations to reduce the front yard setback from the required 50 feet to 44 feet, for a second story addition to an existing single-family, detached house. Property is located at **878 BEAVERBROOK DRIVE, N.W.**, and fronts 65 feet on the east side of Beaverbrook Drive, beginning 460 feet south of the southeast corner of Beaverbrook Drive and Howell Mill Road. Zoned R-3A (Single-Family Residential) District. Land Lot 154 of the 17th District, Fulton County, Georgia.
Owner: Jonathan Cohen
Council District 8, NPU-C
- V-04-88** Application of **Malcolm Okosun** for variances from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 4 feet (including 4 feet of credit from half of an 8-foot wide alley), and 2) reduce the south side yard setback from the required 7 feet to 2 feet, for construction of a new single-family, detached house. Property is located at **21 DANIEL STREET, S.E.**, and fronts 19.5 feet on the west side of Daniel Street, beginning 202.7 feet south of the southwest corner of Daniel Street and Edgewood Avenue. Zoned R-5 (Two-Family Residential) District. Land Lot 45 of the 14th District, Fulton County, Georgia.
Owner: Iwu Enterprises, Inc.
Council District 5, NPU-M

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- V-04-89** Application of **Frank A. Lyles, Jr.** for a variance from the zoning regulations to reduce the east side yard setback from the required 10 foot setback to 8 feet, for an attached garage addition to an existing single-family, detached house. Property is located at **829 WESLEY DRIVE, N.W.**, and fronts 90 feet on the north side of Wesley Drive, beginning 640 feet east of the northeast corner of Wesley Drive and Howell Mill Road. Zoned R-3A (Single-Family Residential) District. Land Lot 155 of the 17th District, Fulton County, Georgia.
Owner: Frank & Jacqueline Lyles
Council District 8, NPU-C
- V-04-90** Application of **Jeff McAlister** for a variance from the zoning regulations to reduce the north side yard setback from the required 7 feet to 4.5 feet, for a second story addition to an existing single-family, detached house. Property is located at **1370 PASADENA AVENUE, N.E.**, and fronts 75 feet on the west side of Pasadena Avenue, beginning 424 feet south of the southwest corner of Pasadena Avenue and Johnson Road. Zoned R-4 (Single-Family Residential) District. Land Lot 56 of the 18th District, DeKalb County, Georgia.
Owner: Jeff McAlister
Council District 6, NPU-F
- V-04-91** Application of **Keith D. Schutz** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 7 feet to 1.5 feet, 2) reduce the west side yard setback from the required 7 feet to 5 feet, and 3) reduce the rear yard setback from the required 7 feet to 6.4 feet (including 5 feet of credit from half of a 10-foot wide alley). Property is located at **1783 DELAWARE AVENUE, N.E.**, and fronts 45 feet on the east side of Delaware Avenue, beginning 200 feet south of the southeast corner of Delaware Avenue and Connecticut Avenue. Zoned R-5 (Two-Family Residential) District. Land Lot 211 of the 15th District, DeKalb County, Georgia.
Owners: Brendan & Chikako Ozawa-Desilva
Council District 6, NPU-N
- V-04-92** Application of **Richard & Cathy Chrismer** for a variance from the zoning regulations to reduce the south side yard setbacks from the required 10 feet to 3 feet to allow for enclosure of an existing carport and a room addition. Property is located at **3236 EAST WOOD VALLEY ROAD, N.W.**, and fronts 100 feet on the northwest side of East Wood Valley Road, beginning 1,244.6 feet from the northwest intersection of East Wood Valley Road and Moores Mill Road. Zoned R-3 (Single-Family Residential) District. Land Lot 157 of the 17th District, Fulton County, Georgia.
Owners: Richard & Cathy Crismer
Council District 8, NPU-A

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- V-04-95** Application of **Scott Foerst** for a variance from the zoning regulations to reduce the west side yard setback from the required 7 feet to 4.5 feet for a second story addition to an existing single-family, detached house. Property is located at **736 YORKSHIRE ROAD, N.E.**, and fronts 55 feet on the north side of Yorkshire Road, beginning 75 feet from the northeast corner of Yorkshire Road and McCoy Street. Zoned R-4 (Single-Family Residential) District. Land Lot 52 of the 17th District, Fulton County, Georgia.
Owners: Natasha & Josh Moffitt
Council District 6, NPU-F
- V-04-97** Application of **Marty Chadwick Davis** for variances from the zoning regulations to 1) reduce the northwest side yard setback from the required 10 feet to 8.5 feet, and 2) reduce the southeast side yard setback from the required 10 feet to 6.5 feet, for an addition to an existing single-family, detached house. Property is located at **951 NORTHCLIFFE DRIVE, N.W.**, and fronts 75 feet on the northeast side of Northcliffe Drive, beginning 810 feet from the northwest corner of Northcliffe Drive and Howell Mill Road. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17th District, Fulton County, Georgia.
Owners: John & Maciah Parsons
Council District 8, NPU-C
- V-04-98** Application of **Kenneth Robinson** for a variance from the zoning regulations to reduce the north side yard setback from the required 7 feet to 4 feet, for construction of a new single-family, detached house. Property is located at **2941 LOOKOUT PLACE, N.E.**, and fronts 51.3 feet on the east side of Lookout Place, beginning 690.4 feet south of the southeast corner of Lookout Place and Pharr Road. Zoned R-4 (Single-Family Residential) District. Land Lot 60 of the 17th District, Fulton County, Georgia.
Owner: Kenneth Robinson
Council District 7, NPU-B
- V-04-99** Application of **Candace Carlson** for a variance from the zoning regulations to reduce the west side yard setback from the required 10 feet to 5 feet, for an addition to an existing, single-family, detached house. Property is located at **546 W. WESLEY ROAD, N.W.**, and fronts 100 feet on the south side of W. Wesley Road, beginning 524.2 feet west of the southwest corner of West Wesley Road and Westover Drive. Zoned R-3 (Single-Family Residential) District. Land Lot 144 of the 17th District, Fulton County, Georgia.
Owners: Katherine & Ezra Cohen
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- V-04-100** Application of **Michael E. Clark** for variances from the zoning regulations to 1) reduce the north side yard setback from the required 5 feet to 3 feet, 10 inches, and 2) reduce the south side yard setback from the required 5 feet to 3 feet, 11 ¾ inches, for a first floor addition to a single-family, detached house. Property is located at **927 COLEMAN STREET, S.W.**, and fronts 25 feet on the west side of Coleman Street, beginning 789 feet south of the southwest corner of Coleman Street and Rockwell Street. Zoned R-4B (Single-Family Residential) District. Land Lot 86 of the 14th District, Fulton County, Georgia.
Owner: Lonyard Hines
Council District 4, NPU-T
- V-04-101** Application of **Jim Winer** for a variance from the zoning regulations to reduce the front yard setback from the required 40 feet to 20 feet, for an addition to an existing warehouse building. Property is located at **665 MARIETTA STREET, N.W.**, and fronts 617 feet on the northeast side of Marietta Street, beginning at the southeast corner of Marietta Street and Wallace Street. Zoned I-1 (Light Industrial) District. Land Lot 81 of the 14th District, Fulton County, Georgia.
Owner: Luther Randall
Council District 8, NPU-E
- V-04-102** Application of **Ronald & Rholanda Stanberry** for a variance from the zoning regulations to increase the allowed lot coverage from the maximum of 50% to 52%, for an addition to an existing single-family, detached house. Property is located at **615 OLD WHEAT STREET, N.E.**, and fronts 58.77 feet on the south side of Old Wheat Street, beginning at the southwest corner of Old Wheat Street and Airline Street. Zoned R-5 (Two-Family Residential) District. Land Lot 19 of the 14th District, Fulton County, Georgia.
Owners: Ronald & Rholanda Stanberry
Council District 2, NPU-M

DEFERRED CASES

- V-04-15** Application of **Susan LeCraw** for a variance from the zoning regulations to reduce the rear yard setback from the required 20 feet to 10 feet, for construction of second and third story additions to an accessory building (i.e., a garage). Property is located at **2985 DEVONSHIRE PLACE, N.W.**, and fronts 95 feet on the north side of Moores Mill Road, beginning at the northeast corner of Devonshire Place and Moores Mill Road. Zoned R-3 (Single-Family Residential) District. Land Lots 182 & 193 of the 17th District, Fulton County, Georgia.
Owner: Susan LeCraw
Council District 8, NPU-C

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- V-04-25** Application of **Jeffrey Herr** for a special exception from the zoning regulations for construction of a 6-foot high wall (a.k.a. "privacy fence") in the half-depth front yard setback where up to a 4-foot high fence is allowed. Property is located at **924 STALLINGS AVENUE, S.E.**, and fronts 50 feet on the southeast side of Stallings Avenue, beginning at the corner of Stallings Avenue and Russell Street. Zoned R-4 (Single-Family Residential) District. Land Lot 146 of the 15th District, Fulton County, Georgia.
Owner: Jeffrey Herr
Council District 5, NPU-W
- V-04-47** Application of **John Robinson** for a variance from the zoning regulations to reduce the transitional side yard setback from the required 20 feet to 0 feet, for construction of a restaurant. Property is located at **975 PIEDMONT ROAD, N.E.**, and fronts 46 feet on the east side of Piedmont Road, beginning 137.8 feet from the southeast corner of Piedmont Road and Tenth Street. Zoned SPI-17, Subarea 3 (Piedmont Avenue Special Public Interest District, Residential Subarea). Land Lot 106 of the 17th District, Fulton County, Georgia.
Owner: John Robinson
Council District 6, NPU-E